



Community Development Department
RENAISSANCE ZONE AUTHORITY
MEETING AGENDA
January 19, 2016

City-County Office Building	4:00 p.m.	David J. Blackstead Meeting Room
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- 1. Call to Order**
- 2. Election of Officers**
- 3. Approval of Minutes**
 - a. December 15, 2015
- 4. Downtown Design Review – *Project Modification***
 - a. 307/309 North 3rd Street – The District
- 5. CORE Incentive Program Projects**
 - a. (*Continued Public Hearing*) Request of Triple J Properties, LLC for assistance from the CORE Technical Assistance Bank grant program for the building at 710 East Bowen Avenue. The property is owned by Triple J Properties, LLC and is legally described as the East 130 feet of Lot 7, all of Lots 8-12 and the East half of the vacated alley adjacent, Block 73, Original Plat.
 - b. Request of Vold Tire Company, LLC for assistance from the CORE Technical Assistance Bank grant program for the building at 214 East Main Avenue. The property is owned by Vold Tire Company, LLC and is legally described as Lots 10-11, Block 52, Original Plat
- 6. Renaissance Zone Projects**
 - a. Request of Jerry & Renae Doan for designation of the rehabilitation of the building at 711 East Sweet Avenue as a Renaissance Zone project. The property is owned by Jerry & Renae Doan and is legally described as the East 130 feet of Lots 1-6, Block 73, Original Plat.
 - b. Request of the Bismarck Community Food Cooperative for designation of the lease of space in the building at 711 East Sweet Avenue as a Renaissance Zone project. The property is owned by Jerry & Renae Doan and is legally described as the East 130 feet of Lots 1-6, Block 73, Original Plat.
- 7. Renaissance Zone Boundary Modification – Update**
- 8. Downtown Update Provided by the Downtowners Association**
- 9. Other Business**
- 10. Adjourn – Next regular meeting is scheduled for Tuesday, February 16, 2016.**

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**RENAISSANCE ZONE AUTHORITY
MEETING MINUTES
December 15, 2015**

The Bismarck Renaissance Zone Authority met on December 15, 2015 in the David J. Blackstead Meeting Room in the City-County Office Building at 221 North 5th Street. Chairman Walth presided.

Authority members present were Josh Askvig, Jim Christianson, Chuck Huber, George Keiser, Todd Van Orman, Jeff Ubl, and Curt Walth.

No Authority members were absent.

Technical advisor Bruce Whittey was present, Steph Smith was absent.

Staff members present were Jason Tomanek (Senior Planner), Brenda Johnson (Real Property Appraiser), Sandra Bogaczyk (Community Development Office Assistant), Charlie Whitman (City Attorney), Will Hutchings (Transportation Planner), and Carl Hokenstad (Community Development Director).

Guests present were Kate Herzog of the Downtowners, Jim Farrell, Mark Luna, Glenn Maier, Anne Farrell, Valerie Luna, Kolby Harpstead, Russ Kadlec, Tobias Marman, Jay Doun, Carson Nordguard, David Diebel, Ryan Duffey, Mike Renner, Brenda Johnson, and Ellen Knudsen.

CALL TO ORDER

Chairman Walth called the meeting to order at 4:00 p.m.

MINUTES

The minutes of the November 17, 2015 meeting were distributed with the agenda packet.

MOTION: A motion was made by Mr. Christianson and seconded by Mr. Askvig to approve the minutes of the November 17, 2015 meeting as received. The motion passed unanimously with members Askvig, Christianson, Huber, Keiser, Van Orman, Ubl and Walth voting in favor.

**DOWNTOWN DESIGN REVIEW
307/309 North 3rd Street – The District**

Mr. Tomanek reviewed the conceptual drawings and materials regarding the proposed building renovation project at 309 North 3rd Street. The project submitted includes exterior building materials consisting of fiber cement board, precast stone, architectural metal panels, and large storefront windows with anodized aluminum casing, clear glazing and awnings.

Mr. Marman stated that it is all renovation except for the proposed parapet extension along the northwest corner of the building. This area would require construction of the new features.

Mr. Christianson asked Technical Advisor, Whittey, to assist in describing the materials and construction necessary to assemble the metal wall. Mr. Whittey thought the exterior material would be high quality but commented that since the applicants do not yet have a price quote for the material that any change in materials would have to go through Downtown Design Review.

Mr. Christianson asked if anyone had questions about covering up the brick façade to the north but Mr. Whittey clarified that since there is no historical aspect which it must relate to on the block, that the materials proposed are acceptable.

Mr. Askvig thought the roof lines are a concern but Mr. Whittey assumed that the billboards would be gone and therefore create a good blend in with the neighboring buildings.

Mr. Walth asked how the metal material would be installed and Mr. Marmon commented that there is a water shedding aspect that would pull water away from the building. Mr. Whittey commented that he's seen the material in use before and that it is a high quality material for use as siding.

Mr. Walth closed the public discussion as Mr. Van Orman expressed concern about the choosing the color purple, although feeling that the neighborhood was a good one for more modern architectural treatments. Mr. Christianson felt strongly that it may go out of style. Mr. Askvig repeated the concern that the material may not be chosen for the final treatment.

Mr. Walth asked if appropriate landscape elements exist along third Street.

Mr. Tomanek mentioned that a tree was removed and then replaced with the previous construction project. Mr. Walth asked how many trees were planted, or to be planted. Mr. Whittey stated that there are two trees, while Mr. Tomanek confirmed that they are shorter trees due to the overhead powerlines.

MOTION: A motion was made by Mr. Askvig and seconded by Mr. Van Orman to approve the formal Downtown Design Review application for the building at 307/309 North 3rd Street, The District, with the condition that any modifications to the design or approved concept must be reconsidered by the Downtown Design Review Committee prior to implementation.

The motion passed unanimously with members Askvig, Christianson, Huber, Keiser, Van Orman, Ubl and Walth voting in favor.

DOWNTOWN DESIGN REVIEW - 108 North Mandan Street

The applicant is requesting to modify the exterior east-facing façade. Façade renovation plans include covering the existing brick material with EIFS to resemble a southwest-style Mexican restaurant, replacing the entry door, adding a 3' x 4' window and adding a parapet wall with elements that would mimic southwest-style architecture and appearance.

The building is located adjacent to the Anderson Building and considered historically significant.

Mr. Christianson asked which adopted policy is concerned with using EIFS. Mr. Tomanek stated that it's not strongly encouraged but not specifically prohibited. There is a precedent in using it more in new construction.

Mr. Christianson asked if working the brick into the new façade was considered and the Mr. Mr. Maier mentioned that the expense was exorbitant.

Ms. Luna mentioned that the brick is so damaged that you can see daylight through the wall and the planned façade treatment would be completed on both the east and north sides.

Mr. Van Orman questioned if the façade would be structurally sound just using EIFS. Ms. Luna stated that there are no structural issues but for the existing window header, which would be addressed as it was installed incorrectly.

Mr. Walth asked if the window could be expanded to meet the adopted policy that requires a certain ratio of window to wall. Mr. Maier stated that the window could be enlarged, but the example submitted with the application was not scaled. Ms. Luna explained that adding more glass to the façade was outside the proposed budget and stated that the objective was to glass the already structured openings present including the former garage door opening that functions as the front entrance today.

Mr. Askvig asked if the south wall was a common wall and it was confirmed that it is.

Mr. Christianson confirmed that the ruling was on Downtown Design Review only and not the CIRE Façade incentive Grant application.

Mr. Whittey stated the difficulty in approval rests on two main factors: that the proposed building plans are next to an all-brick building creating the necessity to continue that façade treatment, and that the presented proposal is not drawn to scale making it impossible to analyze the required window coverage necessary to build or reconstruct in the designated area which should be around 70% glass. Also the proposed awnings are made of metal rather than the preferred canvas material. Mr. Maier stated that any metal material and design could be used if one is preferred over another.

Mr. Huber stated that the use of EIFS is somewhat outside of the downtown theme and if used should be of a certain quality and design not defined by the proposal.

Mr. Christianson and Mr. Walth also expressed their dissatisfaction with an EIFS façade treatment.

Mr. Walth after opening the hearing to the public received a comment from Ms. Herzog of the Downtowners that she would also prefer seeing materials previously approved and proposed through the Downtown Design Board rather than EIFS and metal.

Mr. Walth closed the public hearing. Mr. Christianson clarified that the Authority could either request a continuance where the applicants return with an alternative proposal or approve the request as presented or deny the request because the proposed materials are not complimentary to the other building materials in the vicinity.

Mr. Tomanek mentioned some current interior construction activity on the property and suggested three alternatives for the applicants: to do nothing and leave the building as-is, propose new materials, appeal the Authority's decision.

Mr. Askvig expressed both his dislike of using EIFS and his understanding that the building has remained unimproved because the exterior is so deteriorated. But because the existence of brick façades in the neighborhood are surrounding the proposed building he is wanting to see the actual cost of maintaining a brick façade. If it is not cost-effective the fear of no one willing to improve the building is also not a desired alternative.

Ms. Farrell mentioned a previous estimate of \$10,000 for tuck-pointing just the North wall.

Mr. Keiser expressed his disapproval of setting a precedent constructing an adobe southwest concept in a downtown location and its conflict with surrounding buildings.

Mr. Whittey advised that the presentation limitations with lack of scale and actual materials restricts the Authority's ability to clearly understand if the proposed design fits into the Downtown Design Guidelines and the use of EIFS is not within the proposed guidelines.

There was a consensus with comments by Mr. Whittey, Mr. Christianson and Mr. Ubl that an adobe-style façade and use of EIFS sets a precedent which questions a previously approved traditional character for a downtown location.

Mr. Christianson clarified that the Authority could offer Technical Assistance if the applicants choose to apply, which was a positively-encouraged consensus among members.

MOTION: A motion was made by Mr. Christianson and seconded by Mr. Huber to deny approval of the design of the building at 108 North Mandan Street – Los Lunas Mexican Restaurant, but encouraged the owners to return with an application

for Technical Assistance incorporating more natural and complimentary elements to the historical nature of the block.

The motion passed unanimously with members Askvig, Christianson, Huber, Keiser, Van Orman, Ubl and Walth voting in favor to deny.

CORE Incentive Program Projects

108 North Mandan Street

The request of Los Lunas Mexican Restaurant, LLC for a CORE Incentive Program façade grant for the building at 108 North Mandan Street was denied due to project denial of the proposed exterior improvements.

710 East Bowen Avenue

Request of Triple J Properties, LLC for assistance from the CORE Technical Assistance Bank grant program for the building at 710 East Bowen Avenue to secure architectural and engineering services to update the existing south-facing façade on a 4-tenant commercial building. The property is owned by Triple J Properties, LLC and is legally described as the East 130 feet of Lot 7, all of Lots 8-12 and the East half of the vacated alley adjacent, Block 73, Original Plat.

Mr. Christianson requested clarification on the type of engineering to be used. Mr. Tomanek clarified that typically structural engineers are consulted, while mechanical engineers can also assist.

Mr. Walth opened and closed comments from the public.

Mr. Christianson asked what are the owner's plans. The owner stated that there are stucco and paint issues, however fairly minor, that there are not any major renovation plans.

MOTION: A motion to deny the request was made by Mr. Keiser and seconded by Mr. Huber, then withdrawn and restated, to recommend continuance of the request for designation as a CORE Technical Assistance Bank grantee to allow the primary owner of the property to attend the meeting and explain his intentions more thoroughly.

Mr. Keiser questioned the use of monies for maintenance versus construction and that the grant should not be used for maintenance, and if so, the motion should not be supported.

Mr. Doan stated that his description is lacking due to the absence of his father/business partner.

Mr. Christianson echoed Mr. Keiser's concern that there seems to not be an overall plan presented for the future of the building and typically that is required.

Mr. Walth asked the owner if he wanted to withdraw the request until the primary owner can attend a meeting.

The original motion to deny was withdrawn.

MOTION: A motion was made by Mr. Christianson and seconded by Mr. VanOrman to continue the request for designation as a CORE Technical Assistance Bank project until the January 2016 meeting.

RENAISSANCE ZONE PROJECT

Mr. Tomanek stated that River Road Partners, LLC has requested designation of the purchase with major improvements for the building at 212 East Main Avenue as a Renaissance Zone project for use as commercial and office space. The property is currently owned by Hometown Partners, LLP is in the process of being purchased by River Road Partners, LLC and is legally described as Lot 12, Block 52, Original Plat. The proposed improvements include remodeling the common areas for three apartments on the second floor, creating a new entry to the basement to allow for a commercial tenant, and remodeling the basement and exterior façade improvements. The benefit would be a State business income tax exemption of \$5,000 over five years and a 5-year property tax exemption estimated at \$20,800.

At this time, the applicants do not have finalized plans for the exterior improvements to the building; however, they have indicated a desire to purchase the property and then apply for assistance from the CORE Technical Assistance Bank to work with an architect to develop an historically-appropriate design for exterior improvements.

MOTION: A motion was made by Mr. Keiser and seconded by Mr. Christianson to recommend approval of the designation of a Purchase with Improvements Renaissance Zone project for the building at 212 East Main Avenue by River Road Partners, LLC with the following four conditions:

1. The project approval is subject to the applicants' purchase of the property.
2. The project generally conforms to the project description, site plan and conceptual images submitted with the application.
3. All the necessary building and other required permits are obtained prior to commencement of the project.
4. The final design for the proposed exterior façade improvements would need to be reviewed and approved by the Renaissance Zone Authority acting as the Downtown Design Review Committee prior to the commencement of any exterior improvements.

The motion passed unanimously with members Askvig, Christianson, Huber, Keiser, Van Orman, Ubl and Walth voting in favor.

OTHER BUSINESS – RENAISSANCE ZONE PROJECTS EFFICACY

Jason Tomanek prepared and distributed a spreadsheet verifying a the added value and increased tax base for Bismarck Renaissance projects validating the investment potential and effectiveness of downtown Renaissance Zone projects. The spreadsheet shows comparisons of property values before and after investment and over time along with actual property tax contribution to Bismarck.

Jim Christianson indicated that publishing the results to City Commission and news media was important and the consensus was that the information should be presented at the soonest convenience through the City's Public Information Officer.

Mr. Tomanek stated that the only anomaly in the results was a property which changed from a restaurant to a retail establishment which would typically show a lower assessed value than a commercial building.

ADJOURNMENT

There being no further business, Chairman Walth adjourned the meeting of the Bismarck Renaissance Zone Authority at 5:10 p.m.

Respectfully Submitted,

Sandra Bogaczyk
Recording Secretary

Curt Walth
Chairman



Community Development Department

MEMORANDUM

TO: Chair Walth and Renaissance Zone Authority

FROM: Jason Tomanek, Senior Planner *JT.*

DATE: January 14, 2016

RE: Downtown Design Review Project Modification – 309 North 3rd Street

The purpose of this memo is to provide an update relating to the Downtown Design Review project for 309 North 3rd Street by Kadlec Enterprises, LLC. At the December 15, 2015 meeting of the Bismarck Renaissance Zone Authority, the proposed exterior changes to the building at 309 North 3rd Street were reviewed, discussed and approved by the Renaissance Zone Authority acting as the Downtown Design Review Committee. During interior demolition, the general contractor discovered an unused stairwell that could provide access to the roof of the building. The owner has indicated a desire to incorporate a rooftop patio as part of the proposed exterior modifications. In addition, a modification has been proposed for some of the materials selected for the exterior of the building. An architectural rendering has been appended to this memo for your review.

As a condition of the approval, the owner has requested the Downtown Design Review Committee reconsider the project with the proposed changes as described above. The owner and the general contractor will attend the January 19, 2016 meeting to answer any questions about the modifications as proposed.



RECEIVED

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**BISMARCK RENAISSANCE ZONE AUTHORITY
STAFF REPORT**

BACKGROUND:		
Title: 710 East Bowen Avenue – CORE Technical Assistance Bank		
Status: Renaissance Zone Authority – Continued Public Hearing	Date: January 19, 2016	
Street Address: 710 East Bowen Avenue	Legal Description: The East 130 feet of Lot 7, all of Lots 8-12 and the East half of the vacated alley adjacent, Block 73, Original Plat.	
Project Type: CORE Incentive Program	CORE Program: Technical Assistance Bank	
Applicant: Triple J Properties, LLC/Jerry Doan	Owner: Triple J Properties, LLC	
Project Description: The applicant is requesting assistance from the CORE Technical Assistance Bank to secure architectural and engineering services to update the existing south-facing façade on a 3-tenant commercial building.		
PROJECT INFORMATION:		
Parcel Size: 22,000 square feet	Building Floor Area: 6,000 square feet	Lease Area: N/A
Total Project Cost: N/A	Contractor: N/A	Incentive Grant Requested: Up to \$2,475 (architectural) Up to \$5,775 (engineering)
ADDITIONAL INFORMATION:		
<ol style="list-style-type: none"> The applicant's request was continued at the December 15, 2015 meeting of the Renaissance Zone Authority due to concerns that the request for professional design services would not be in harmony with the intent of the program regulations. The owner/applicant was not present to address the Authority's questions relating to the overall intentions and modifications to the building. 		
FINDINGS:		
<ol style="list-style-type: none"> The building is located within the Downtown Tax Increment Financing District. Technical Assistance Bank grant funds may be used to secure professional architectural and engineering services to assist with feasibility studies, the preliminary review and design assistance, renovation vs. restoration opinions, renovation for reuse studies, site selection assistance, preliminary cost estimates, code analysis, landscape improvements and graphic design. The grant amount for an architect is limited to 30 hours of work with a rate of \$110.00 per hour, and a total dollar amount not to exceed \$3,300. The grant amount for engineering services is limited to 70 hours of work with a rate of \$110.00 per hour, and a total dollar amount not to exceed \$5,775. Applicants will be responsible for a 25% matching contribution; the total grant amount for architectural services shall not exceed \$2,475 and the total dollar amount for engineering services shall not exceed \$5,775. At this time the finite dollar amount has not been established due to the fact that design work will not commence until the final approval from the Board of City Commissioners has been received. 		

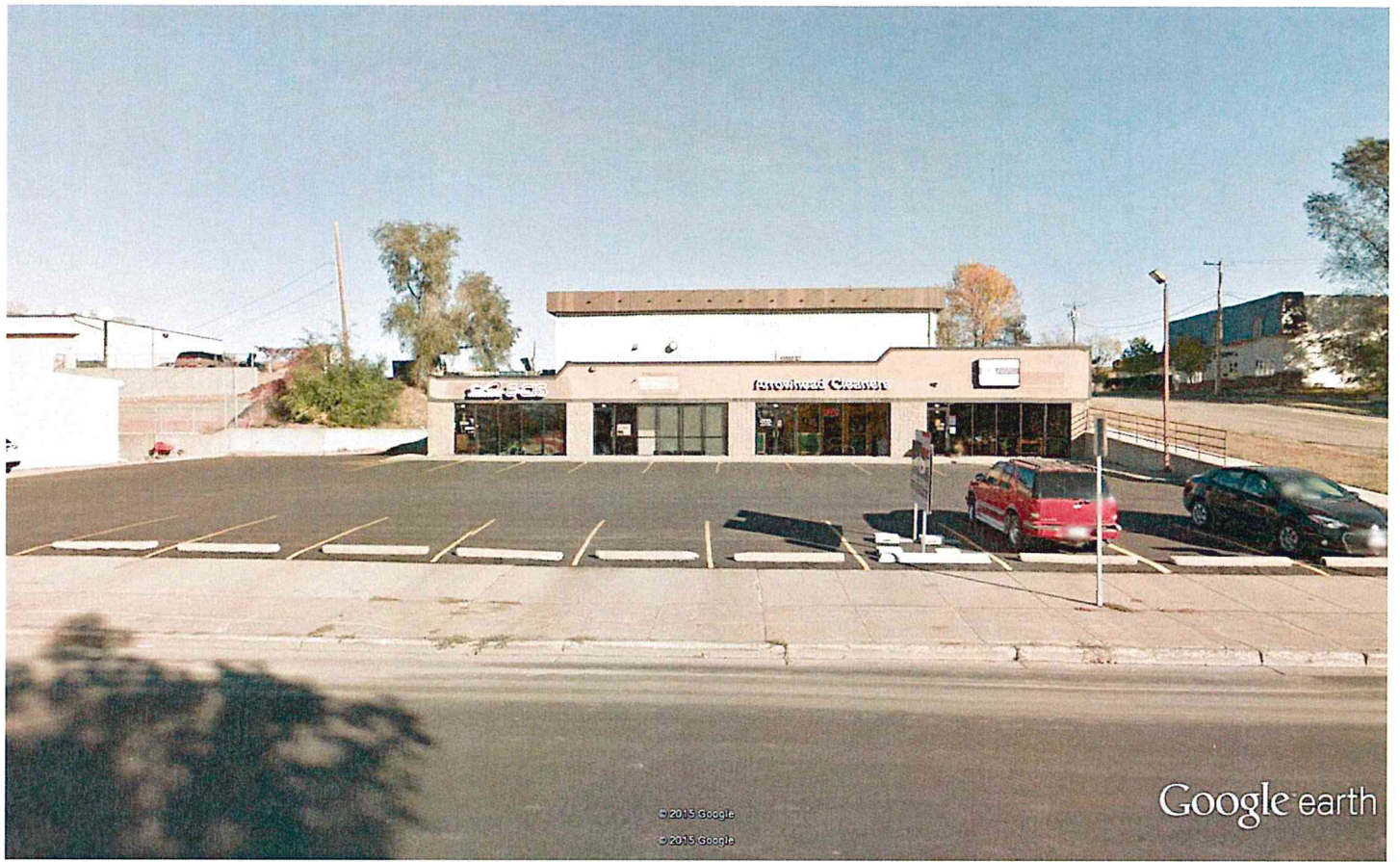
RECOMMENDATION:

Based on the above findings, staff recommends approval of the request for a Technical Assistance Bank grant, which would allow the applicant to procure the services of a licensed architect from the CORE Technical Assistance Bank to assist with exterior façade improvements, design, drafting and other architectural services and the services of a licensed engineer from the CORE Technical Assistance Bank to assist with structural, mechanical and electrical aspects. The maximum architectural grant amount of \$2,475.00 is based on an hourly rate of \$110.00 for a maximum of 30 hours and a 25% match provided by the applicant. The maximum engineering grant amount of \$5,775 is based on an hourly rate of \$110.00 for a maximum of 70 hours and a 25% match provided by the applicant.

Proposed CORE Incentive Project



This map is for representational use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon.



Google earth



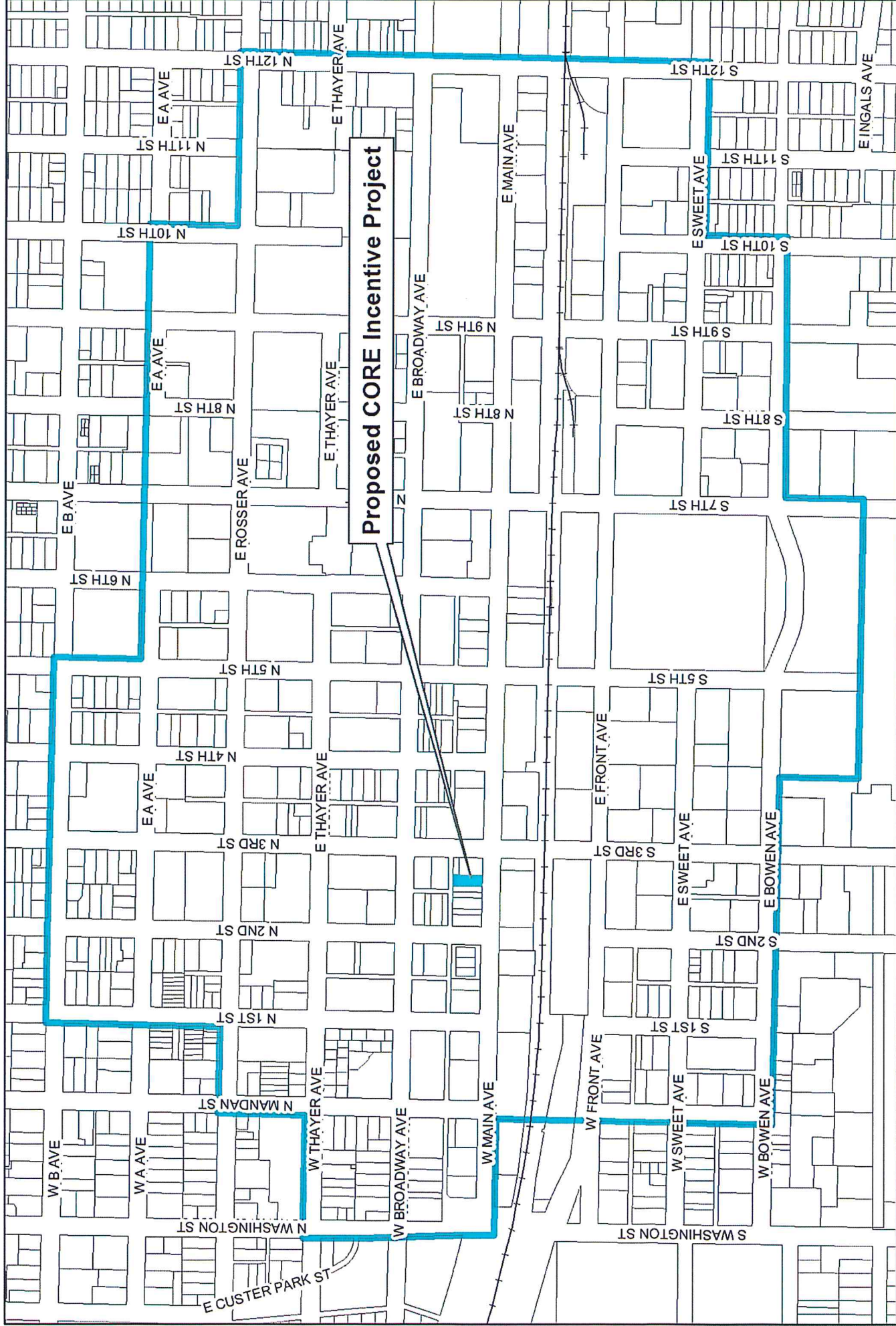
**BISMARCK RENAISSANCE ZONE AUTHORITY
STAFF REPORT**

BACKGROUND:		
Title: 214/216 East Main Avenue – CORE Technical Assistance Bank		
Status: Renaissance Zone Authority	Date: January 19, 2016	
Street Address: 214/216 East Main Avenue	Legal Description: Lots 10-11, Block 52, Original Plat	
Project Type: CORE Incentive Program	CORE Program: Technical Assistance Bank	
Applicant: Vold Tire Company, LLC/Rolf Eggers	Owner: Vold Tire Company, LLC	
Project Description: <p>The applicant is requesting assistance from the CORE Technical Assistance Bank to secure architectural and engineering services to design a new façade that would include removing the aluminum awnings, highlighting the original brick façade, expose the transom windows, implementing energy efficient doors and consider improvements to the east-facing exterior wall.</p>		
PROJECT INFORMATION:		
Parcel Size: 7,000 square feet	Building Floor Area: 5,692 square feet	Lease Area: N/A
Total Project Cost: N/A	Contractor: N/A	Incentive Grant Requested: Up to \$2,475 (architectural) Up to \$5,775 (engineering)
ADDITION INFORMATION:		
<ol style="list-style-type: none"> In 2009, the applicant received a CORE Façade Incentive Grant totaling \$3,575, which resulted from the installation of new windows and doors on the west half of the south-facing facade. 		
FINDINGS:		
<ol style="list-style-type: none"> The building is located within the Downtown Tax Increment Financing District. Technical Assistance Bank grant funds may be used to secure professional architectural and engineering services to assist with feasibility studies, the preliminary review and design assistance, renovation vs. restoration opinions, renovation for reuse studies, site selection assistance, preliminary cost estimates, code analysis, landscape improvements and graphic design. The grant amount for an architect is limited to 30 hours of work with a rate of \$110.00 per hour, and a total dollar amount not to exceed \$3,300. The grant amount for engineering services is limited to 70 hours of work with a rate of \$110.00 per hour, and a total dollar amount not to exceed \$5,775. Applicants will be responsible for a 25% matching contribution; the total grant amount for architectural services shall not exceed \$2,475 and the total dollar amount for engineering services shall not exceed \$5,775. At this time the finite dollar amount has not been established due to the fact that design work will not commence until the final approval from the Board of City Commissioners has been received. 		

RECOMMENDATION:

Based on the above findings, staff recommends approval of the request for a Technical Assistance Bank grant, which would allow the applicant to procure the services of a licensed architect from the CORE Technical Assistance Bank to assist with exterior façade improvements, design, drafting and other architectural services and the services of a licensed engineer from the CORE Technical Assistance Bank to assist with structural, mechanical and electrical aspects. The maximum architectural grant amount of \$2,475.00 is based on an hourly rate of \$110.00 for a maximum of 30 hours and a 25% match provided by the applicant. The maximum engineering grant amount of \$5,775 is based on an hourly rate of \$110.00 for a maximum of 70 hours and a 25% match provided by the applicant.

Proposed CORE Incentive Programs Project - 214/216 East Main Avenue



City of Bismarck - Community Development Department - Planning Division

This map is for representational use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon.



0 250 500 1,000 Feet

December 2015

December 19, 2015

Vold Tire Company, LLC

214-216 E Main Avenue Tentative Scope of Work

The purpose of seeking help from the Technical Assistance Bank is to hire an architect to get ideas and make plans for the improvement of the building at 214-216 E. Main Ave. in Bismarck.

I will be asking the architect to make plans that includes:

1. Removing the old aluminum awnings.
2. Highlighting the original, old brick facade.
3. Exposes the covered up windows that are immediately above the aluminum awnings.
4. Installing energy efficient glass doors
5. Addresses the improvements to the bland, white wall on the east side.





WARREN'S LOCKS & KEYS
WE ARE MOVING
JAN 1 2016
920 E FRONT AVE

PRIVATE
PARKING

BISMARCK RENAISSANCE ZONE AUTHORITY STAFF REPORT

BACKGROUND:		
Title: Jerry & Renae Doan– Rehabilitation		
Status: Renaissance Zone Authority	Date: January 19, 2016	
Street Address: 711 East Sweet Avenue	Legal Description: The East 130' of Lots 1-6, Block 73, Original Plat	
Project Type: Rehabilitation	Renaissance Zone Block Number: Block Number 9A	
Applicant: Jerry & Renae Doan	Owner: Jerry & Renae Doan	
Project Description: <p>The applicant is proposing to make improvements to the building to allow for the lease of space by the Bismarck Community Food Cooperative to operate a grocery store in the facility. Plans include the demolition of interior walls, the existing flooring and the electrical and plumbing systems. Interior building improvements would include replacement of the flooring, new restrooms, new electrical and plumbing systems, the reconfiguration of the HVAC system and the creation of a 2,200 SF mezzanine level. Exterior improvements include the addition of two windows on the north-facing façade/storefront, the addition of a new entrance, new cedar siding and aluminum composite metal panels on the north-facing façade and repainting the entire building.</p>		
PROJECT INFORMATION:		
Parcel Size: 19,500 square feet	Building Floor Area: 8,000 square feet total (existing) 10,200 square feet (proposed)	Certificate of Good Standing: In Process
Assessed Value of Building: \$561,800	Proposed Investment: \$829,723.60	Estimated Value w/Investment: \$900,000
2014 Property Taxes: \$ 2,849 (building only)	Estimated Property Tax Benefit: \$ 38,500 over 5 years (100%)	Estimated Income Tax Benefit: \$5,000
PROJECT REVIEW GUIDELINES:		
High Priority Land Use: Yes – commercial	Targeted Area: Yes – vacant building	Public Space/Design: Yes – exterior
Capital Investment: Yes – significant	New/Expanding Business: Yes – new retail use	Historic Property: No – not in Historic District
FINDINGS:		
<ol style="list-style-type: none"> 1. The proposed use is consistent with the City's Renaissance Zone Development Plan. 2. The proposed exterior rehabilitation is sufficient to eliminate any and all deteriorated conditions on the exterior of the building. 3. Using the proposed 2014 assessed value of the building (\$561,800) and the total investment of \$829,723.60, the level of re-investment is approximately 68 percent. 		

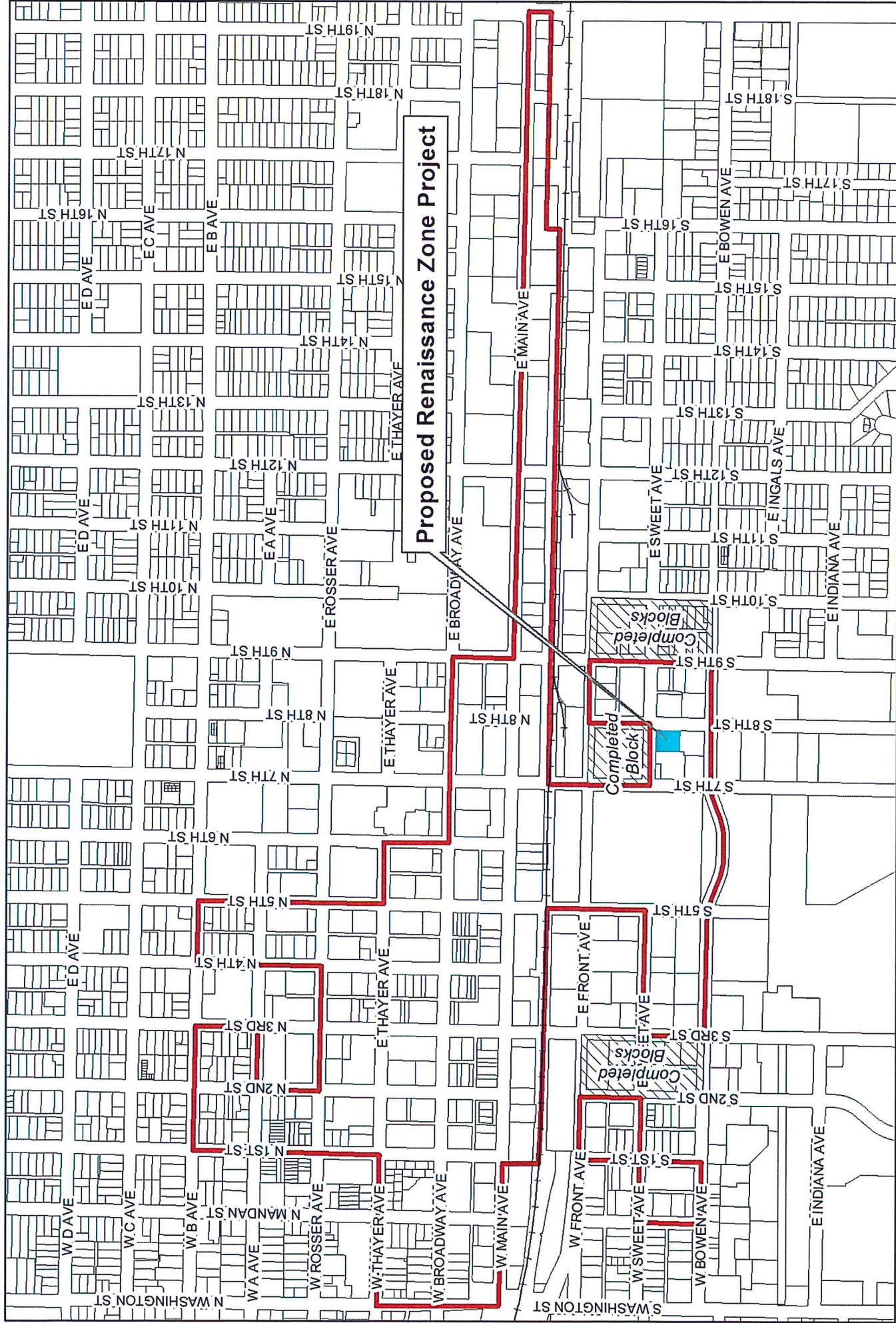
RECOMMENDATION:

Based on the above findings, staff recommends approval of the designation of rehabilitation project for the building 711 East Sweet Avenue by Jerry & Renae Doan as a Renaissance Zone project, a 100% property tax exemption on the building and improvements for five years beginning with the date of completion, and an exemption from state tax on income derived from the business/investment location for five years beginning with the date of completion, with the following conditions:

1. The project generally conforms to the project description, site plan and conceptual images submitted with the application.
2. All the necessary building and other required permits are obtained prior to commencement of the project.

PROJECT INFORMATION:			
Title: Jerry & Renae Doan		Project Type: Rehabilitation	
Current Valuation: \$561,800 (building only)		Proposed Investment: \$829,723.60	
MINIMUM CRITERIA:		Possible Points	Staff Rating
Proposals Involving a Purchase with Improvements:			
1	Use consistent with the Renaissance Zone Development Plan Specific goals: A1, A2, A3, B1, B2,C1, D1, D2, and E1	20	20
2	Significant level of re-investment based on guidelines for rehabilitation projects Proposed re-investment total: 68%	20	20
Subtotal		40	40
PROJECT REVIEW GUIDELINES - REQUIRED:			
1	High Priority Land Use <ul style="list-style-type: none"> Primary sector business Active commercial, specialty retail and/or destination commercial Mixed use development Residential units, including single or multi-family units 	15	15
2	Capital Investment <ul style="list-style-type: none"> Consideration for level of capital investment 	15	15
3	Targeted Area <ul style="list-style-type: none"> Parcels that have been vacant or underutilized for an extended period Parcels specifically targeted for clearance 	15	15
4	Relocation (vs. New or Expanding Business) <ul style="list-style-type: none"> Relocation from within the downtown area (may not be eligible) Relocation from a community outside Bismarck area (may not be eligible) Maintaining existing business in the downtown area or expanding business 	15	15
Subtotal		60	60
TOTAL		100	100
PROJECT REVIEW GUIDELINES – OPTIONAL:			
1	Public Space/Design <ul style="list-style-type: none"> Incorporation of civic or public spaces Demonstrated commitment to strengthen pedestrian connections Attention to streetscape amenities and landscaping Attention to design and visual appearance 	10	10
2	Historic Preservation and Renovation <ul style="list-style-type: none"> Within the downtown historic district Contributing or non-contributing Historic preservation component 	10	0
Additional Optional Points		20	10
TOTAL		120	110

711 East Sweet Avenue - Rehabilitation



Detailed Description of the Project

Plans and elevations are attached for the renovations. Also attached are the existing photos.

The scope of work includes the following:

- Demolition of several walls.
- Complete demolition of flooring.
- Complete demolition of electrical and plumbing systems.
- Saw cutting, removal, and replacement of damaged concrete floor slab.
- Installation of new restrooms.
- Addition of two large windows to improve natural lighting.
- Addition of a new entrance.
- Addition of a loading dock.
- Installation of cedar siding and aluminum composite metal panel to improve the aesthetics.
- Repaint the entire building.
- Replacement of exterior signage.
- New electrical and plumbing.
- Reconfigure HVAC system.

Project Cost Estimate

We have received bids for the all the work. The total cost of the project (not including food service equipment) is \$829,723.60. The main level area is 8,000sf and the mezzanine level is 2,200sf for a total of 10,200sf. This brings the cost per square foot to \$81.35.

Renaissance Goals & Objectives

The project meets or exceeds the goals and objectives of the Bismarck Renaissance Zone Program.

"Establish the Renaissance Zone as the center of Business Life..."

The project continues to support the mixed-use area by bringing a new, full service grocery store to the downtown area.

"Promote the Renaissance Zone as the Preferred Location..."

Bringing a cooperative grocery store within the Renaissance Zone shows support of the downtown area as the preferred area of the city to create and expand specialty retail.

"Maximize Accessibility of the Renaissance Zone..."

The site provides several off street parking spaces. Additionally there are several on street parking spots that are currently being under-utilized. These spaces are all within walking distance to several other businesses.

"Arrange Compatible Land Uses in Compact and Orderly Ways..."

The addition of a grocery store supports existing businesses and residents in the area. Additionally, it will support the future residents of the nearby Five South Project.

"Encourage a Zone that Upholds Bismarck Heritage..."

The cooperative model provides for unique financing opportunities with a large portion coming directly from the member-owners through investment in common stock or preferred equity or by participating in the member loan program.

Timetable

The project is set to start at any time. The work is expected to be completed by mid-April of 2016.

Estimated Tax Benefits

Property tax benefits are expected to be \$7,700 per year for a total of \$38,500.

Income tax benefits are expected to be an average of \$5,000 per year, with a total of \$25,000 over five years.

Conclusion

The addition of a full service, cooperatively owner grocery store to the downtown area will further enhance the downtown area by bringing new destination to the area. The Bismarck Food Co-op is more than just another grocery store. It looks to engage both suppliers and customers and to bring them together in one place. What better place than in the heart of the city.

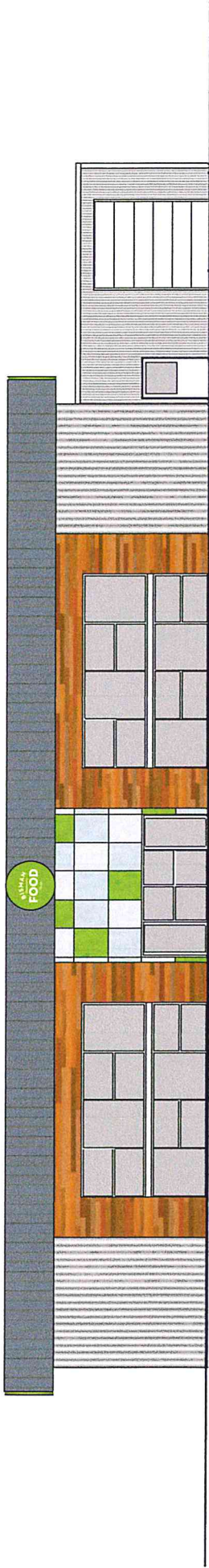
Also attached is additional information about the Food Co-op.

Thanks you for your consideration of this project.

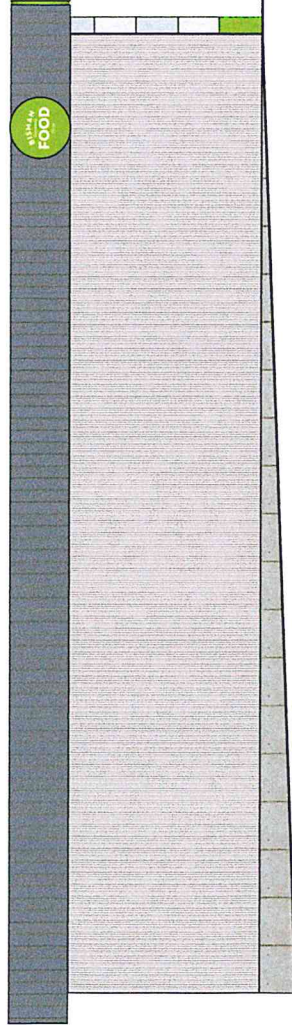
Sincerely,

A handwritten signature in black ink, appearing to read 'Paul Breiner', with a long horizontal flourish extending to the right.

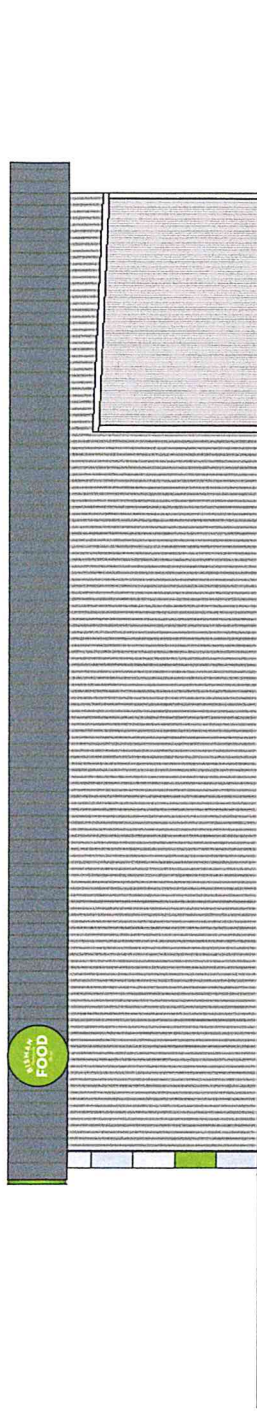
Paul Breiner
Project Manager



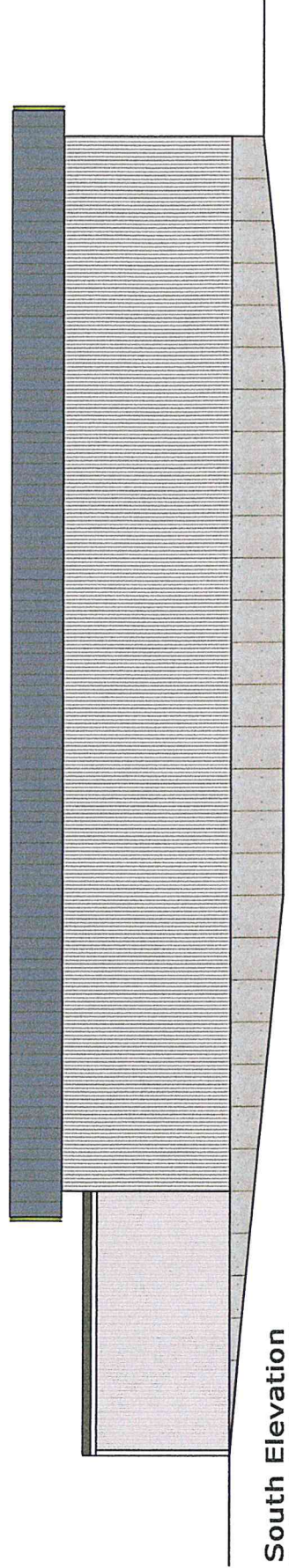
North Elevation
Scale: 1/16" = 1'-0"



East Elevation
Scale: 1/16" = 1'-0"



West Elevation
Scale: 1/16" = 1'-0"



South Elevation
Scale: 1/16" = 1'-0"

Building Exterior Condition Assessment

Condition of brick and other materials:

Metal Panel Wall - Good - Some dents + minor rust, water tight

Condition of the roof:

Metal Panel Roof - Good - Some dents, water tight

Condition of the windows:

N/A

Type of windows (single-pane, reflective, etc.)

N/A

List the remaining elements from the original/historic design (if the building is historically significant).

N/A

List the modified elements from the original/historic design (if the building is historically significant).

N/A

Have any of the original windows been removed or covered up?

N/A

Is there EIFS/Dry-Vit as an existing exterior building material?

N/A

Has any of the brick been painted?

N/A

List any visible signs of blight.

No







BISMARCK RENAISSANCE ZONE AUTHORITY STAFF REPORT

BACKGROUND:		
Title: Bisman Community Food Cooperative – New Business Lease		
Status: Renaissance Zone Authority	Date: January 19, 2016	
Street Address: 711 East Sweet Avenue	Legal Description: The East 130' of Lots 1-6, Block 73, Original Plat	
Project Type: Lease – New Business	Renaissance Zone Block Number: 9A	
Applicant: Bisman Community Food Cooperative/Randy Joersz	Owner: Jerry & Renae Doan	
Project Description: The applicant is proposing to lease 10,200 SF of retail space in the building to operate a member-owned full-service grocery store. Improvements would be made throughout the building as a separate Renaissance Zone rehabilitation project. The applicant has indicated approximately 25 full-time employment positions would result from the new business location.		
PROJECT INFORMATION:		
Parcel Size: 19,500 square feet	Building Floor Area: 10,200 square feet (total)	Certificate of Good Standing: In Process
Lease Area: 10,200 square feet	Estimated Property Tax Benefit: N/A	Estimated Income Tax Benefit: \$25,000 over 5 years
PROJECT REVIEW GUIDELINES:		
High Priority Land Use: Yes – commercial/grocery	Targeted Area: Yes – vacant space	Public Space/Design: N/A
Capital Investment: N/A	New/Expanding Business: Yes – new business	Historic Property: N/A
ADDITIONAL INFORMATION:		
1. The property owner has requested the designation of the rehabilitation of the space as a separate Renaissance Zone project. Based on the project architect's estimates, the minimum level of investment required for consideration as a Renaissance Zone rehabilitation project would be exceeded; the estimated price-per-square-foot for the rehabilitation project is approximately \$81.35. The investments made in the rehabilitation of the building negate the requirement for the applicant to exceed a minimum level of investment in the leased space.		
FINDINGS:		
1. The proposed use is consistent with the City's Renaissance Zone Development Plan. 2. The lease will be for a business locating in downtown Bismarck. 3. The applicant would be occupying space in a building that has previously been classified as a Renaissance Zone Rehabilitation Project; therefore, a minimum level of investment is not required. However, the applicant has indicated significant expenditures will be necessary for the specific needs of a retail grocery store such as coolers, shelving, equipment etc.		
(continued)		

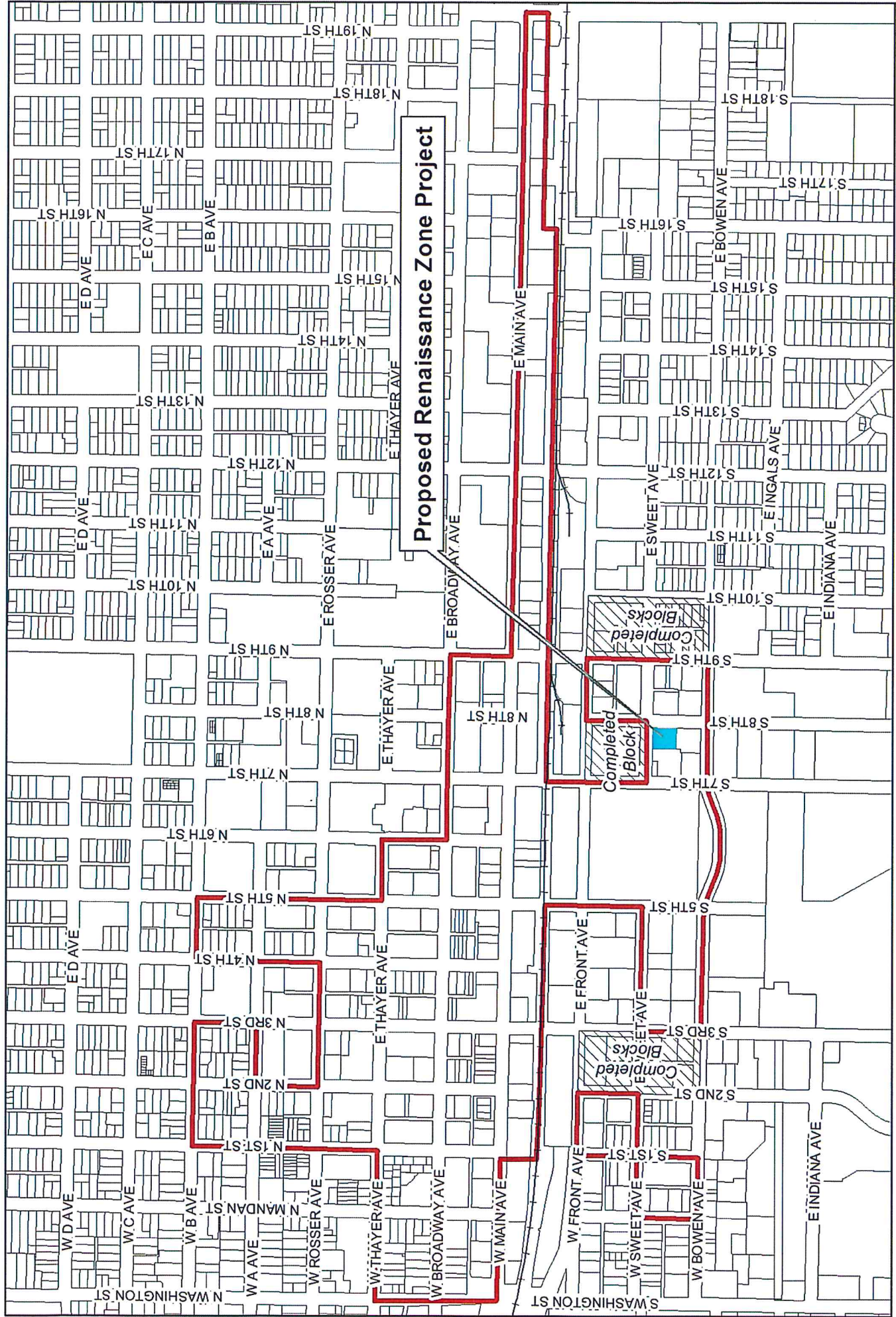
4. The project completion date is projected for the spring of 2015.

RECOMMENDATION:

Based on the above findings, staff recommends approval of the designation of the lease of space at 711 East Sweet Avenue by the Bisman Community Food Cooperative, as a Renaissance Zone project with an exemption from state tax on income derived from the business location for five years beginning with the date of occupancy.

Title: Bisman Community Food Cooperative		Project Type: New Business Lease	
Current Valuation: N/A		Proposed Capital Investment: N/A	
MINIMUM CRITERIA:		Possible Points	Staff Rating
Proposals Involving a Commercial Lease (Tenancy, Not Ownership):			
1	Use consistent with the Renaissance Zone Development Plan Specific goals: A1, A2, A3, B1, B2,C1, D1, D2, and E1	20	20
2	New business, expanding business <u>or</u> continuation of lease	10	10
3	Within building rehabilitated as an approved Zone project <u>or</u> investment of at least \$30 per square foot in improvements	10	10
Subtotal		40	40
PROJECT REVIEW GUIDELINES - REQUIRED:			
1	High Priority Land Use <ul style="list-style-type: none"> • Primary sector business • Active commercial, specialty retail and/or destination commercial • Mixed use development • Residential units, including single or multi-family units 	15	15
2	Capital Investment <ul style="list-style-type: none"> • Consideration for level of capital investment (either by owner or lessee) 	15	15
3	Targeted Area <ul style="list-style-type: none"> • Parcels that have been vacant or underutilized for an extended period • Parcels specifically targeted for clearance 	15	15
4	Relocation (vs. New or Expanding Business) <ul style="list-style-type: none"> • Relocation from within the downtown area (may not be eligible) • Relocation from a community outside Bismarck area (may not be eligible) • Maintaining existing business in the downtown area or expanding business 	15	15
Subtotal		60	60
TOTAL		100	100
PROJECT REVIEW GUIDELINES – OPTIONAL:			
1	Public Space/Design <ul style="list-style-type: none"> • Incorporation of civic or public spaces • Demonstrated commitment to strengthen pedestrian connections • Attention to streetscape amenities and landscaping • Attention to design and visual appearance 	10	0
2	Historic Preservation and Renovation <ul style="list-style-type: none"> • Within the downtown historic district • Contributing or non-contributing • Historic preservation component 	10	0
Additional Optional Points		20	100
TOTAL		120	100

711 East Sweet Avenue - Lease





BisMan Community Food Cooperative

PO Box 22

Bismarck, ND 58502

701-203-3167

info@bismanfoodcoop.com

December 21, 2015

Renaissance Zone Authority
c/o Bismarck Planning Department
221 North 5th Street
Bismarck ND 58501

Dear Members of the Renaissance Zone Authority:

Please see below and attached for the information regarding our application to participate in the Renaissance Zone program. Our project is located at 711 E Sweet Ave.

Project Description

The BisMan Community Food Cooperative will be a member-owned, democratically-run full service grocery store serving Bismarck/Mandan and the surrounding areas. Community members become a BCFC member-owner by making a one-time investment of \$200 for a share of common stock. While anyone can shop at the co-op, member-owners provide the equity needed to start and operate the store, vote annually for board members and determine the amount of annual profit to be reinvested in the cooperative and the amount that BCFC will distribute back to members as patronage dividends. Marketing healthy, local, and sustainably-produced food and other quality goods will be the foundation of the BCFC's operations. Like many other food co-ops across the country, the BCFC will also be a hub in the community for social connections, culture, and education.

Property Information

The pre-engineered steel building was originally constructed in 1993 to house an appliance store. A few years later it became Snoopers Tons of Fun, a family entertainment business that included an indoor play area. The building continued as Snoopers until they closed earlier this year.

Also included on the block is A&B Pizza and two small strip malls containing a variety of business. The Bismarck Tribune is just to the north of the property and The Printer is located to the east.



Community Development Department

MEMORANDUM

TO: Chair Walth and Renaissance Zone Authority

FROM: Jason Tomanek, Senior Planner *JT.*

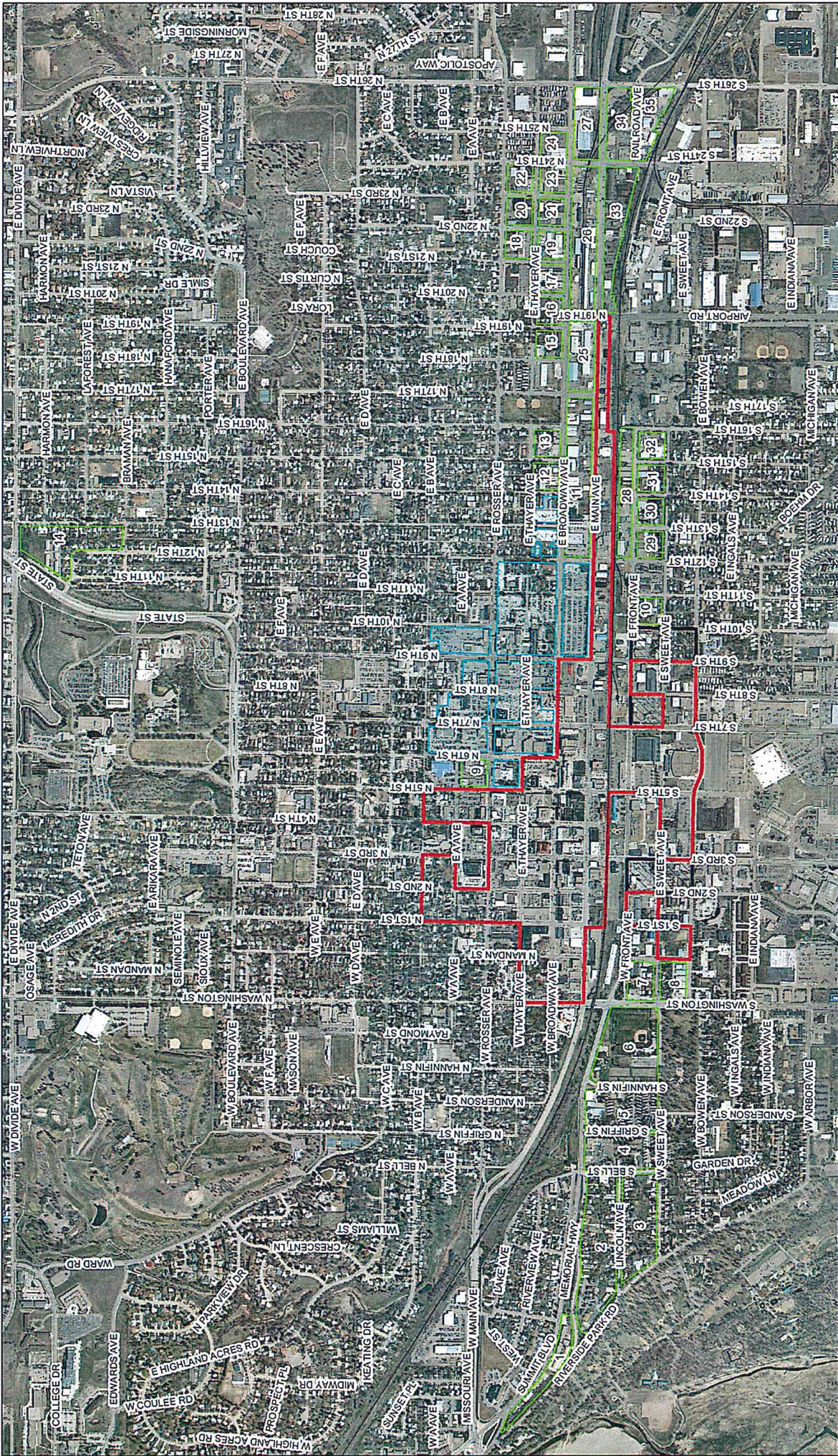
DATE: January 14, 2016

RE: Renaissance Zone Boundary Expansion

The purpose of this memo is to provide an update relating to the potential Renaissance Zone boundary expansion. As directed by the Renaissance Zone Authority, the Planning Division mailed 98 letters to property owners along East Front Avenue, East Main Avenue and East Broadway Avenue, Blocks 15-35 on the attached map seeking feedback and input relating to the expansion of the Renaissance Zone boundary. To date, five property owners have responded to the inquiry, four of which would be in favor of their property being added to the Renaissance Zone. The favorable responses relate to the following blocks on the attached map; Block 16, Block 23, Block 33 and Block 35.



Renaissance Zone Expansion - Potential Blocks



BISMARCK RENAISSANCE ZONE PROGRAM - PROJECT STATUS

Project	Applicant	Street Address	Project Type	BZA Hearing	Commission Approval	State Approval	Beginning Building Market Value	Proposed Investment	Estimated Building Value w/Investment	Estimated Property Tax Benefit	Estimated State Income Tax Benefit	Completion Date	Actual Investment	2015 Building Market Value	Jobs Created FTE	Parcel ID
01-B	George T. Duemeland Reversible Trust	301 East Thayer Avenue	Purchase w/Major	12/10/2002	12/17/02	1/27/2003	\$77,000	\$44,366	\$150,000	\$18,095	\$5,650	12/17/2003	\$66,397.00	\$207,800	0	0001-061-001
02-B	Dakota Building Partnership	501 East Main Avenue	Purchase - Land	1/6/2003	01/07/03	2/26/2003	\$444,200	\$300,000	\$540,000	\$32,023	\$7,500	1/31/2007	\$384,195.00	\$914,400	0	0001-012-000
03-B	Civic Square Development LLC	521 East Main Avenue	Purchase w/Major	2/7/2003	02/11/03	4/21/2003	\$550	\$600,000	\$500,000	\$61,000	\$2,500	12/31/2007	\$618,111.00	\$1,340,200	0	0001-012-001
04-B	Duendlands Commercial LLP	301 East Thayer Avenue	Lease	7/14/2003	07/22/03	9/25/2003	N/A	N/A	N/A	N/A	\$609	12/17/2003	N/A	N/A	2	N/A
05-B	John & Barbara Grinstead	200 North Mandan Street	Purchase	10/77/2003	10/14/03	10/16/2003	\$43,300	\$5,000	\$77,500	\$5,550	\$2,000	10/17/2003	N/A	\$109,800	2	0001-084-025
06-B	Woodmansee's	114 North 4th Street	Rehab/Historic	10/30/2003	11/15/03	11/21/2003	\$49,900	\$125,000	\$120,000	\$15,500	\$25,000	1/26/2005	\$129,333.00	\$137,900	1	0001-050-015
07-B	Bertsch Properties LLC	207 East Front Avenue	Rehab	11/19/2003	11/25/03	12/3/2003	\$371,200	\$601,600	\$1,455,000	\$186,375	\$8,200	1/19/2005	\$734,707.00	\$2,306,400	0	0001-049-005
08-B	Northland Financial	207 East Front Avenue	Lease	11/19/2003	11/25/03	12/3/2003	N/A	N/A	N/A	N/A	\$116,000	9/16/2004	N/A	N/A	14-25	N/A
09-B	Bertsch Properties LLC	218 South 3rd Street	Rehab	11/19/2003	11/25/03	12/3/2003	\$142,300	\$329,150	\$840,000	\$107,600	\$3,000	1/20/2005	\$378,013.00	\$658,300	20	0001-049-030
10-B	Lee Enterprises Inc.	707 East Front Avenue	Rehab	12/15/2003	12/16/03	12/29/2003	\$2,508,200	\$2,256,624	\$4,408,200	\$550,000	\$1,248,000	10/26/2005	\$2,400,776.00	\$4,959,900	7.5	0001-039-001
11-B	PCM Partners, LLP	901/907 East Front Avenue	Rehab	3/3/2004	03/23/04	3/29/2004	\$151,300	\$298,840	\$420,000	\$52,795	\$2,700	6/30/2005	\$409,846.00	\$569,700	3	0005-035-015
12-B	Mark Garner	302 East Thayer Avenue	Rehab	5/25/2004	05/25/04	6/4/2004	\$49,900	\$85,000	\$125,000	\$15,715	\$4,700	12/6/2005	\$101,455.00	\$150,200	2.5	0001-106-020
13-B	AW Enterprises	218 North 2nd Street	Rehab	8/10/2004	08/10/04	8/18/2004	\$173,500	\$308,814	\$275,000	\$34,573	\$12,500	6/27/2005	\$261,473.00	\$339,900	1	0001-060-005
14-B	Daryl Brennen & Clarence Saylor	225 West Broadway Avenue	Purchase	2/7/2005	02/09/05	2/16/2005	\$176,000	\$69,550	\$182,500	\$21,470	\$1,750	12/27/2007	\$70,002.00	\$255,300	0	0001-030-005
15-B	J & L Development, Inc.	324 North 3rd Street	Rehab	11/15/2004	12/14/04	2/16/2005	\$500,000	\$750,000	\$900,000	\$113,900	\$15,000	9/15/2006	\$698,395.00	\$773,900	6	0001-108-001
16-B	Proque Gillo, Inc.	121 North 4th Street	Lease	3/2/2005	03/08/05	3/22/2005	N/A	\$128,000	N/A	N/A	\$3,500	8/24/2005	N/A	N/A	8	N/A
17-B	Zorells Jewelry Inc.	221 South 9th Street	New Construction	9/20/2004	03/09/05	3/22/2005	\$20,100	\$200,000	\$200,000	\$25,000	\$4,000	7/30/2005	\$191,897.54	\$216,600	6	0005-035-040
18-B	Susan & Ed Strub/Petals & More	122 East Rosser Avenue	Rehab	8/25/2005	09/13/05	9/21/2005	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	N/A
19-B	CCC Properties, LLP	310 South 5th Street	Purchase	8/25/2005	09/13/05	9/21/2005	\$410,400	\$168,000	\$450,000	\$58,500	\$10,500	7/1/2006	\$298,372.00	\$470,700	0	0001-067-011
20-B	American Bank Center	320 North 4th Street	Rehab	9/21/2005	09/27/05	10/4/2005	\$809,500	\$3,100,000	\$2,000,000	\$288,760	\$250,000	8/1/2009	\$2,301,478.00	\$2,361,500	10	0001-106-001
21-B	Foot Care Associates PC	310 South 5th Street	Lease	1/3/2006	01/24/06	2/3/2005	N/A	N/A	N/A	N/A	\$1,000	4/1/2006	N/A	N/A	3.5	N/A
22-B	Denlyne, Inc. (Bakke & Roller)	310 South 5th Street	Lease	1/3/2006	01/24/06	2/3/2005	N/A	N/A	N/A	N/A	\$10,500	3/13/2006	N/A	N/A	12	N/A
23-B	Duendlands Properties, LLP	302 South 3rd Street	Purchase	1/3/2006	02/14/06	2/16/2006	\$317,700	\$190,900	\$445,000	\$44,840	\$4,500	12/1/2006	\$227,295.00	\$192,400	0	0001-063-001
24-B	Duendlands Properties, LLP	313 South 3rd Street	New Construction	1/3/2006	02/14/06	2/16/2006	N/A	\$215,223	\$250,000	\$35,500	\$4,100	12/1/2006	\$233,855.00	\$398,700	0	0001-063-003
25-B	Makocha Media, LLC	208 North 4th Street	Purchase	1/3/2006	02/14/06	2/16/2006	\$242,000	\$71,612	\$320,000	\$41,600	\$1,000	12/27/2007	\$91,677.00	\$288,500	0	0001-064-015
26-B	River Q, LLC	312 South 3rd Street	Lease	4/13/2006	04/25/06	5/5/2006	N/A	N/A	N/A	N/A	\$25,000	12/4/2006	N/A	N/A	21	N/A
27-B	Gen Group LLC	412 East Main Avenue	Rehab	5/23/2006	05/23/06	5/10/2006	\$42,800	\$40,000	\$75,000	\$5,990	\$6,500	10/20/2006	\$50,293.00	\$71,600	0	0001-048-030
28-B	Heartland Mortgage Company	412 East Main Avenue	Lease	5/23/2006	05/23/06	5/10/2006	N/A	N/A	N/A	N/A	\$10,500	7/1/2006	N/A	N/A	4	N/A
29-B	Bismarck MSA dba Verizon Wireless	302 South 3rd Street	Lease	7/24/2006	07/25/06	8/2/2006	N/A	\$100,000	N/A	N/A	\$172,000	9/14/2006	N/A	N/A	6	N/A
30-B	Main Avenue Properties, LLC	122 East Main Avenue	New Construction	10/9/2006	10/10/06	12/5/2006	N/A	\$3,020,590	\$3,200,000	\$370,000	\$15,000	12/17/2007	\$2,370,152.00	\$2,518,500	0	0001-054-023
31-B	Dakota Office Building, LLC	300 North 4th Street	Purchase	2/5/2007	02/13/07	2/20/2007	\$1,095,900	\$250,000	\$1,400,000	\$60,000	\$25,000	1/30/2008	\$407,003.00	\$1,298,000	0	0001-106-015
32-B	American Legal Services PC	521 East Main Avenue	Lease	4/2/2007	04/10/07	4/19/2007	N/A	N/A	N/A	N/A	\$10,000	8/1/2007	N/A	N/A	5	N/A
33-B	Internet Design & Consulting	521 East Main Avenue	Lease	4/2/2007	04/10/07	4/24/2007	N/A	N/A	N/A	N/A	\$10,000	8/1/2007	N/A	N/A	1	N/A
34-B	Larson Latham Heurtle LLP	521 East Main Avenue	Lease	5/14/2007	05/22/07	6/8/2007	N/A	N/A	N/A	N/A	\$60,000	7/1/2007	N/A	N/A	9	N/A
35-B	Retirement Consulting LLC	521 East Main Avenue	Lease	5/14/2007	05/22/07	6/8/2007	N/A	N/A	N/A	N/A	\$12,500	7/1/2007	N/A	N/A	2	N/A
36-B	Jason Kirchmeier & Associates	501 East Main Avenue	Lease	6/20/2007	06/26/07	7/11/2007	N/A	N/A	N/A	N/A	\$30,000	8/1/2007	N/A	N/A	1	N/A
37-B	Roger Koski & Associates	501 East Main Avenue	Lease	6/20/2007	06/26/07	7/11/2007	N/A	N/A	N/A	N/A	\$30,000	8/1/2007	N/A	N/A	1	N/A
38-B	Melvie Financial Planning	501 East Main Avenue	Lease	6/20/2007	06/26/07	7/11/2007	N/A	N/A	N/A	N/A	\$35,000	8/1/2007	N/A	N/A	2	N/A
39-B	Westgard Financial Services	501 East Main Avenue	Lease	6/20/2007	06/26/07	7/11/2007	N/A	N/A	N/A	N/A	\$30,000	8/1/2007	N/A	N/A	1	N/A
40-B	Rainmaker Gusto Ventures, LLC	116 North 5th Street	Purchase w/Major	9/4/2007	09/11/07	10/30/2007	\$166,800	\$137,500	\$300,000	\$21,000	\$5,400	5/21/2008	\$142,050.00	\$352,800	4	0001-048-015
41-B	The Rainmaker Group, Inc.	116 North 5th Street	Lease	11/14/2007	12/18/07	12/27/2007	N/A	N/A	N/A	N/A	\$530,000	6/12/2008	N/A	N/A	4	N/A
42-B	Capital Holdings, LLC/Roger Zink	402 East Main Avenue	Rehab	12/5/2007	12/18/07	12/27/2007	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	N/A
43-B	Kinselco, Inc.	402 East Main Avenue	Lease	12/5/2007	12/18/07	12/27/2007	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	N/A
44-B	Rick & Theresa Kemele	413 East Broadway	Rehab	11/14/2007	12/18/07	1/1/2008	\$184,400	\$136,836	\$263,500	\$28,000	\$28,000	10/1/2008	\$176,955.00	\$281,700	1	0001-048-001
45-B	Centennial Plaza, LLC	116 North 4th Street	Purchase	12/5/2007	12/18/07	1/27/2008	\$803,100	\$238,000	\$1,047,600	\$25,000	\$25,000	1/29/2009	\$167,893.97	\$973,200	0	0001-050-010

BISMARCK RENAISSANCE ZONE PROGRAM - PROJECT STATUS

Project	Applicant	Street Address	Project Type	RZA Hearing	Commission Approval	State Approval	Beginning Building Market Value	Proposed Investment	Estimated Building Value w/Investment	Estimated Property Tax Benefit	Estimated State Income Tax Benefit	Completion Date	Actual Investment	2015 Building Market Value	Jobs Created FTE	Parcel ID
46-B	Westley's Inc.	423 East Broadway	Lease	2/17/2008	03/11/08	3/19/2008	N/A	N/A	N/A	N/A	\$38,000	7/14/2008	N/A	N/A	1	N/A
47-B	Depot Associates	401 East Main Avenue	Rehab	4/18/2008	05/13/08	5/28/2008	\$372,300	\$200,000	\$600,000	\$50,000	\$5,000	7/1/2009	\$434,344.00	\$516,200	0	0001-010-001
48-B	FV Restaurant, Inc.	401/411 East Main Avenue	Lease	4/18/2008	05/13/08	5/28/2008	N/A	N/A	N/A	N/A	\$150,000	6/27/2008	N/A	N/A	3	N/A
49-B	T. Casey Cashman	523 North 1st Street	Rehab	5/12/2008	05/27/08	6/12/2008	\$103,100	\$25,000	\$130,000	\$10,000	\$5,000	12/15/2008	\$23,375.41	\$111,600	0	0005-016-070
50-B	Starion Financial	333 North 4th Street	Rehab	5/12/2008	05/27/08	6/12/2008	\$1,154,600	\$2,500,000	\$2,654,600	\$270,000	\$550,000	12/1/2009	\$3,193,260.00	\$2,453,200	25	0001-104-030
51-B	David Bliss, LLC	521 East Main Avenue	Lease	10/8/2008	10/22/08	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	N/A
52-B	Mark Bernesh & Associates/Prudential	521 East Main Avenue	Lease	10/8/2008	10/22/08	11/4/2008	N/A	N/A	N/A	N/A	\$15,000	4/1/2009	N/A	N/A	2	N/A
53-B	CIG Investments, LLP	408 East Main Avenue	Rehab	3/11/2009	03/24/09	4/21/2009	\$80,700	\$258,720	\$420,000	\$22,030	\$20,975	10/21/2009	\$199,620.00	\$1,195,000	0	0001-048-040
54-B	RC Properties, LLP	800 East Sweet Avenue	Rehab/New Const.	5/13/2009	05/26/09	6/3/2009	\$576,100	\$2,145,500	\$1,900,000	\$68,000	\$485,000	1/20/2011	\$1,335,670.00	\$1,482,400	0	0001-037-025
55-B	Barney Stone Pub, LLC	408 East Main Avenue	Lease	6/10/2009	06/23/09	7/7/2009	N/A	N/A	N/A	N/A	\$30,000	10/1/2009	N/A	N/A	46	N/A
56-B	Cavaller Homes, Inc.	408 East Main Avenue	Lease	6/10/2009	06/23/09	7/7/2009	N/A	N/A	N/A	N/A	\$153,665	10/15/2009	N/A	N/A	3	N/A
57-B	Jim Poolman Consulting, Inc.	408 East Main Avenue	Lease	6/10/2009	06/23/09	7/7/2009	N/A	N/A	N/A	N/A	\$50,000	9/5/2009	N/A	N/A	1	N/A
58-B	TFRE, LLC	120/124 North 4th Street	Purchase w/ Major Rehabilitation	6/10/2009	06/23/09	6/25/2009	\$231,100	\$345,284	\$350,000	\$30,000	\$15,000	11/1/2010	\$246,603.00	\$475,200	0	0001-050-001
59-B	Boardwalk on Broadway	100 West Broadway	Rehabilitation	8/12/2009	08/25/09	9/11/2009	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	N/A
60-B	SRSSM Partnership	122 East Broadway	Purchase w/ Major	10/14/2009	10/27/09	11/25/2009	\$437,680	\$722,000	\$843,500	\$54,080	\$843,500	6/17/2010	\$620,109.00	\$975,800	0	0001-060-025
61-B	Sheldon A. Smith, P.C.	122 East Broadway	Lease	11/12/2009	11/24/09	12/3/2009	N/A	N/A	N/A	N/A	\$192,500	6/21/2010	N/A	N/A	1.5	N/A
62-B	Randall J. Bakke, P.C.	122 East Broadway	Lease	11/12/2009	11/24/09	12/3/2009	N/A	N/A	N/A	N/A	\$192,500	6/21/2010	N/A	N/A	1	N/A
63-B	Scott K. Porborg, P.C.	122 East Broadway	Lease	11/12/2009	11/24/09	12/3/2009	N/A	N/A	N/A	N/A	\$192,500	6/21/2010	N/A	N/A	1	N/A
64-B	Mitchell D. Armstrong, P.C.	122 East Broadway	Lease	11/12/2009	11/24/09	12/3/2009	N/A	N/A	N/A	N/A	\$192,500	6/21/2010	N/A	N/A	0.5	N/A
66-B	Kransler Kingley Communications, LTD	501 East Main Avenue	Lease	12/9/2009	12/22/09	1/10/2010	N/A	\$180,000	N/A	N/A	\$17,000	7/16/2010	\$295,896.00	N/A	4	N/A
67-B	IRET Properties, LP	715 East Broadway Avenue	Rehabilitation	12/9/2009	12/22/09	1/10/2010	\$1,251,000	\$1,136,650	\$1,818,000	\$135,387	\$0	9/8/2010	\$837,783.00	\$1,794,800	0	0001-047-001
68-B	J & J Smith Property Management, LLC	115 North 4th Street	Purchase w/ Major	1/13/2010	01/26/10	2/12/2010	\$294,400	\$120,000	\$437,000	\$25,000	\$2,500	10/25/2010	\$161,746.00	\$460,600	0	0001-048-050
69-B	Jimmy John's	301 South 3rd Street	Lease	2/10/2010	02/23/10	3/2/2010	N/A	\$75,000	N/A	N/A	\$8,000	7/13/2010	\$140,000.00	N/A	14	N/A
70-B	J2 Studio Architecture + Design	521 East Main Avenue	Lease	2/10/2010	02/23/10	3/2/2010	N/A	N/A	N/A	N/A	\$8,000	3/11/2010	N/A	N/A	1	N/A
71-B	JS Bickel, LLC	115 North 4th Street	Lease	6/9/2010	06/22/10	7/2/2010	N/A	N/A	N/A	N/A	\$4,000	11/1/2010	N/A	N/A	4	N/A
72-B	Toasted Frog West, LLC	124 North 4th Street	Lease	10/19/2010	10/26/10	11/10/2010	N/A	N/A	N/A	N/A	\$12,000	12/1/2010	N/A	N/A	10	N/A
73-B	A.L. Brund, DDS	207 East Front Avenue	Lease	10/13/2010	10/26/10	11/10/2010	N/A	\$300,000	N/A	N/A	\$55,000	10/24/2011	N/A	N/A	8	N/A
74-B	Magi-Touch Carpet & Furniture, Inc	800 East Sweet Avenue	Lease	10/19/2010	10/26/10	11/10/2010	N/A	N/A	N/A	N/A	\$106,000	2/1/2011	N/A	N/A	3	N/A
75-B	American Bank Center	401 North 4th Street	New Construction	10/19/2010	10/26/10	11/10/2010	N/A	\$3,500,000	\$3,500,000	\$15,500	\$15,000	10/15/2012	\$3,046,296.43	\$2,705,100	10	0001-122-030
76-B	Spacem, Inc.	122 East Main Avenue	Lease	1/12/2011	01/25/11	2/7/2011	N/A	\$60,000	N/A	N/A	\$7,500	2/21/2011	N/A	N/A	3.5	N/A
77-B	Aimee C. Reidy	306 South 10th Street	Rehabilitation	3/9/2011	03/22/11	4/17/2011	\$68,200	\$20,000	\$120,000	\$5,500	\$2,500	8/24/2011	\$45,433.00	\$96,600	0	0005-077-010
78-B	Four-2-five on Broadway/Loran Galpin	123 North 4th Street	Purchase w/ Major	4/13/2011	04/26/11	5/17/2011	\$96,300	\$1,100,000	\$1,200,000	\$41,000	\$6,000	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	N/A
79-B	Jennifer L. Davis	522 North 5th Street	Purchase w/ Major	5/11/2011	05/24/11	6/12/2011	\$41,400	\$300,000	\$250,000	\$5,170	\$42,050	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	N/A
80-B	Pine Properties, LLC	100 West Broadway Avenue	New Construction	6/8/2011	06/28/11	8/10/2011	\$25,000	\$27,000,000	\$23,500,000	\$1,869,310	\$15,000	2/1/2015	\$23,947,483.00	N/A	0	0001-058-010
81-B	Gulch II, LLC (fka HST, LLC)	506/510 East Main Avenue	Rehabilitation	7/12/2011	7/26/2011	8/10/2011	\$243,500	\$3,100,000	\$3,000,000	\$238,635	\$15,439	1/15/2014	\$3,535,146.00	N/A	0	0001-046-015
82-B	Dagmarck, LLC	521 East Main Avenue	Lease	7/12/2011	7/26/2011	8/10/2011	N/A	N/A	N/A	N/A	\$80,000	11/7/2013	N/A	N/A	4	N/A
83-B	JLB B&S, Inc.	217 North 3rd Street	Rehabilitation	2/12/2012	2/28/2012	3/12/2012	\$113,500	\$350,000	\$265,000	\$20,750	\$75,000	11/15/2012	N/A	N/A	25	001-064-040
84-B	Broadway Centre, LLC	100 West Broadway	Lease	2/12/2012	2/28/2012	3/12/2012	N/A	N/A	N/A	N/A	\$10,000	7/31/2014	N/A	N/A	35	N/A
85-B	Pine Properties, LLC	100 West Broadway	Lease	2/12/2012	3/27/2012	5/14/2012	N/A	N/A	N/A	N/A	\$0	7/31/2014	N/A	N/A	1	N/A
86-B	Pine Investment Company, LLC	100 West Broadway	Lease	2/12/2012	3/27/2012	5/14/2012	N/A	N/A	N/A	N/A	\$351,020	7/31/2014	N/A	N/A	1	N/A
87-B	Pine Enterprises, LLC	100 West Broadway	Lease	2/12/2012	3/27/2012	5/14/2012	N/A	N/A	N/A	N/A	\$0	7/31/2014	N/A	N/A	1	N/A
88-B	Pine Petroleum, Inc.	100 West Broadway	Lease	2/12/2012	3/27/2012	5/14/2012	N/A	N/A	N/A	N/A	\$509,880	7/31/2014	N/A	N/A	1	N/A
89-B	Pine Oil Company	100 West Broadway	Lease	2/12/2012	3/27/2012	5/14/2012	N/A	N/A	N/A	N/A	\$16,485	7/31/2014	N/A	N/A	1	N/A
90-B	Kenneth Clark and Dave Clark	106 East Thayer Avenue	Rehabilitation	7/17/2012	7/24/2012	7/26/2012	\$117,800	\$89,000	\$197,000	\$24,430	\$600	2/7/2013	\$95,402.00	\$117,800	0	001-110-035
91-B	Bread Poets Baking Company, LLC	106 East Thayer Avenue	Lease	7/17/2012	7/24/2012	7/26/2012	N/A	N/A	N/A	N/A	\$12,400	2/7/2013	N/A	N/A	1	N/A

BISMARCK RENAISSANCE ZONE PROGRAM - PROJECT STATUS

Project	Applicant	Street Address	Project Type	RZA Hearing	Commission Approval	State Approval	Beginning Building Market Value	Proposed Investment	Estimated Building Value w/Investment	Estimated Property Tax Benefit	Estimated State Income Tax Benefit	Completion Date	Actual Investment	2015 Building Market Value	Jobs Created FTE	Parcel ID
92-B	LBM&BNK, LLC dba Drunken Noodle	510 East Main Avenue	Lease	8/21/2012	8/28/2012	10/11/2012	N/A	N/A	N/A	N/A	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	N/A
93-B	Obermiller Nelson Engineering	116 North 5th Street	Lease	8/21/2012	8/28/2012	8/29/2012	N/A	N/A	N/A	N/A	\$10,000	9/1/2012	N/A	N/A	3	N/A
94-B	Redland, LLC	123 North 4th Street	Rehabilitation	11/20/2012	11/27/2012	12/11/2012	\$96,300	\$1,400,000	\$1,200,000	\$110,940	\$45,000			\$96,300		001-048-055
95-B	Hump Back Sally's, LLC	510 East Main Avenue	Lease	11/20/2012	11/27/2012	1/9/2013	N/A	N/A	N/A	N/A	\$45,000	1/1/2015	N/A	N/A	10	N/A
96-B	Faas Laidla, LLC	510 East Main Avenue	Lease	1/15/2013	1/22/2013	2/11/2013	N/A	N/A	N/A	N/A	\$96,000	9/1/2013	N/A	N/A	10	N/A
97-B	J&G, Inc dba Red Wing Shoes	529 East Broadway Avenue	Lease	6/18/2013	6/25/2013	6/27/2013	N/A	N/A	N/A	N/A	\$40,000	10/1/2013	\$73,514.00	N/A	2	N/A
98-B	Skonsby Unlimited, Inc.	222 West Broadway Avenue	Rehabilitation	6/18/2013	6/25/2013	6/27/2013	\$41,300	\$72,421	\$90,000	\$5,500	\$2,840	12/20/2013	\$93,607.06	\$41,300	0	001-084-040
99-B	Arkota, LP	306 South 1st Street	New Construction	6/18/2013	6/25/2013	9/17/2013	\$0	\$3,000,000	\$2,000,000	\$100,000	\$40,000			\$0		001-059-001
100-B	Langan Engineering & Environmental	401 East Broadway Avenue	Lease	8/20/2013	8/27/2013	1/14/2014	N/A	\$55,000	N/A	N/A	\$45,000	5/16/2014	N/A	N/A	2	N/A
101-B	Kadlec Enterprises, LLC	307 North 3rd Street	Rehabilitation	9/17/2013	9/24/2013	9/25/2013	\$212,400	\$490,051	\$550,000	\$30,000	\$40,000	6/14/2014	\$412,637.29	\$212,400.00	0	001-106-030
102-B	Friedlour, LLC	111 North 5th Street	Lease	9/17/2013	9/24/2013	9/25/2013	N/A	\$28,500	N/A	N/A	\$20,000	10/23/2013	\$35,814.00	N/A	1	N/A
103-B	Norma Apartments, LLP	215 North 3rd Street	Rehabilitation	10/15/2013	10/22/2013	1/9/2014	\$418,700	\$704,726	\$450,000	\$34,740	\$18,900	12/18/2013	\$35,820.82		0	001-064-035
104-B	CC's Physical Therapy, LLC	100 West Broadway Avenue	Lease	3/19/2014	3/26/2014	4/2/2014	N/A	\$300,000	N/A	N/A	\$10,000	12/10/2014	N/A	N/A	5	N/A
105-B	Pure Skin, LLC	100 West Broadway Avenue	Lease	4/15/2014	4/22/2014	5/29/2014	N/A	\$248,000	N/A	N/A	\$15,000	12/12/2004	N/A	N/A	3	N/A
106-B	Broadway Centre Salon & Spa, Inc.	100 West Broadway Avenue	Lease	4/15/2014	4/22/2014	5/29/2014	N/A	\$558,603	N/A	N/A	\$20,000	12/14/2014	N/A	N/A	15	N/A
107-B	Lucky Ducks MD, LLC	307 North 3rd Street	Lease	5/20/2014	5/27/2014	5/28/2014	N/A	N/A	N/A	N/A	\$40,000	6/15/2014	N/A	N/A	30	N/A
108-B	George Yinemann dba Bismarck Realty Co.	113 South 5th Street	Lease	10/22/2014	10/28/2014	11/6/2014	N/A	\$17,100	N/A	N/A	\$5,000	1/1/2015	\$20,965.00	N/A	1	N/A
109-B	William F. Cleary	100 West Broadway Avenue	Primary Residential	11/18/2014	11/25/2014	12/15/2014	N/A	N/A	N/A	\$25,000	\$25,000	12/17/2014	N/A	N/A	0	N/A
110-B	Gulch Holdings II, LLC	514 East Main Avenue	Purchase w/Major	1/20/2015	1/27/2015	3/8/2015	\$190,300	\$246,035	\$400,000	\$25,000	\$0					001-046-008
111-B	Juniper, LLC	315 East Broadway Avenue	Lease	2/17/2015	2/24/2015	3/25/2015	N/A	\$1,233,000	N/A	N/A	\$25,000			N/A		N/A
112-B	Terra Nomad, LLC	514 East Main Avenue	Lease	3/17/2015	3/24/2015	4/20/2015	N/A	\$28,000	N/A	N/A	\$11,000	6/30/2015	N/A	N/A	N/A	N/A
113-B	Leon 'Curly' Schoch	100 West Broadway Avenue	Primary Residential	4/30/2015	5/12/2015	6/2/2015	N/A	N/A	N/A	\$25,000	\$10,000	6/10/2015	N/A	N/A	0	N/A
114-B	The Barber's Wife, LLC	116 North 5th Street	Lease	4/30/2015	5/12/2015	7/20/2015	N/A	\$25,000	N/A	N/A	\$5,000	7/23/2015	N/A	N/A	2	N/A
115-B	Rick and Lori Lee	100 West Broadway Avenue	Primary Residential	5/19/2015	5/26/2015	6/30/2015	N/A	N/A	N/A	\$24,000	\$30,000	7/1/2015	N/A	N/A	0	N/A
116-B	Kevin D. Reismauer	100 West Broadway Avenue	Primary Residential	4/30/2015	5/12/2015	8/11/2015	N/A	N/A	N/A	\$25,000	\$5,000	8/11/2015	N/A	N/A	0	N/A
117-B	100 Main, LP	100 West Main Avenue	New Construction	9/15/2015	9/22/2015	11/23/2015	\$20,000	\$5,206,732	\$3,000,000	\$160,000	\$0					001-056-010
118-B	Glasser Images, LLC	510 East Main Avenue	Lease	11/17/2015	11/24/2015	12/16/2015	N/A	\$140,000	N/A	N/A	\$5,000			N/A	8	
					TOTALS		\$14,945,680	\$67,355,227	\$65,219,400	\$5,625,358	\$7,995,463		\$51,454,544.52	\$14,852,000	465.25	

CORE Incentive Grant Program

CORE Project	Applicant	Street Address	Project Type	RZA Hearing	Commission Approval	Total Project Cost	Approved Grant Amount	Completion Date	Sidewalk Subsurface Infill	Technical Assistant Bank	Façade & Signage Incentive	Housing Incentive	Total Payments To Date
01-07	Red Wing Shoes	529 East Broadway Avenue	Signage	05/14/07	05/22/07	\$8,199.34	\$3,000.00	11/19/07			\$3,000.00		\$3,000.00
02-07	LeRoy Walker	118 North 5th Street	Subsurface Infill	05/14/07	05/22/07	\$3,300.00	\$2,800.00	05/30/07	\$2,800.00				\$2,800.00
03-07	LeRoy Walker	118 North 5th Street	Technical Assistance	07/17/07	08/14/07	\$1,015.00	\$1,575.00	09/17/07		\$771.38			\$771.38
04-07	Janet Pinks	207 East Avenue B	Housing Incentive	07/17/07	08/14/07	\$23,874.00	\$5,000.00					\$4,439.60	\$4,439.60
			Technical Assistance	07/17/07	08/14/07	\$2,100.00	\$1,575.00	01/29/08		\$1,055.62			\$1,055.62
			Housing Incentive	03/11/09	03/24/09	\$90,487.14	\$13,657.83	02/28/09				\$13,657.83	\$13,657.83
05-07	Kevin Horneman	408 East Main Avenue	Technical Assistance	07/17/07	08/14/07	\$2,100.00	\$1,575.00	01/23/08		\$1,575.00			\$1,575.00
06-07	Kevin Horneman	410 East Main Avenue	Technical Assistance	07/17/07	08/14/07	\$2,100.00	\$1,575.00	01/23/08		\$1,575.00			\$1,575.00
07-07	Greg Bavendick	301 East Broadway Avenue	Technical Assistance	08/27/07	09/11/07	WITHDRAWN	\$1,575.00	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN		WITHDRAWN
08-07	Pride Wilton Inc.	112 North 5th Street	Façade	08/27/07	09/11/07	\$44,197.00	\$22,098.50	11/29/07			\$22,098.50		\$22,098.50
09-07	Brady, Martz & Associates, PC	207 East Broadway Avenue	Signage	08/27/07	09/11/07	\$6,112.00	\$3,056.00	03/05/08			\$3,056.00		\$3,056.00
10-07	LeRoy Walker	118 North 5th Street	Façade	08/27/07	09/11/07	\$21,664.27	\$12,500.00	06/17/08			\$10,832.14		\$10,832.14
11-07	Kevin Horneman	408 East Main Avenue	Façade	08/27/07	09/11/07	\$50,405.00	\$25,000.00	09/17/08			\$25,000.00		\$25,000.00
12-07	Michael Woods	410 East Main Avenue	Façade	08/27/07	09/11/07	\$71,500.00	\$25,000.00	12/22/08			\$25,000.00		\$25,000.00
13-07	Rainmaker Gusto Ventures, LLC	116 North 5th Street	Housing Incentive	08/27/07	09/11/07	\$57,154.54	\$12,700.00	01/20/09				\$11,430.91	\$11,430.91
14-08	Turitto's Dry Cleaners	1131 East Main Avenue	Façade	04/18/08	05/13/08	\$5,256.00	\$2,628.00	10/01/08			\$2,628.00		\$2,628.00
15-08	Magic Photo Art	120 North 5th Street	Signage	05/12/08	05/27/08	\$5,170.15	\$2,735.08	09/30/08			\$2,735.08		\$2,735.08
16-08	Fowler Photography	120 North 5th Street	Signage	05/12/08	05/27/08	\$1,344.02	\$672.01	07/30/08			\$672.01		\$672.01
17-08	Mr. Delicious/Aaron Bank	307 North 3rd Street	Signage	06/23/08	07/08/08	\$10,415.00	\$3,000.00	01/30/09			\$3,000.00		\$3,000.00
18-08	Rainmaker Gusto Ventures, LLC	116 North 5th Street	Technical Assistance	06/23/08	07/22/08	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN		WITHDRAWN
19-08	Robert Knutson Photography	405 East Sweet Avenue	Technical Assistance	07/09/08	07/22/08	\$2,310.00	\$1,575.00	12/17/08		\$1,575.00			\$1,575.00
20-08	The Window & Door Store	410 East Main Avenue	Signage	08/13/08	08/27/08	\$6,742.34	\$3,000.00	12/22/08			\$3,000.00		\$3,000.00
21-08	Tyre Mart	704 East Bowen Avenue	Signage	09/10/08	09/23/08	\$6,099.16	\$3,000.00	10/09/08			\$3,000.00		\$3,000.00
22-08	Robert Knutson Photography	405 East Sweet Avenue	Façade	11/12/08	11/25/08	WITHDRAWN	\$25,000.00	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN		WITHDRAWN
24-08	AC/ND Bankers Association	122 East Main Avenue	Signage	11/12/08	11/25/08	WITHDRAWN	\$3,000.00	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN		WITHDRAWN
25-09	Magl-Touch Carpet & Furniture Inc.	800 East Sweet Avenue	Technical Assistance	02/11/09	02/24/09	\$4,200.00	\$1,575.00	09/22/09		\$1,575.00			\$1,575.00
26-09	Gosset Enterprises/Taco John's	320 South 3rd Street	Façade	02/11/09	03/24/09	\$51,923.53	\$25,000.00	08/20/09			\$25,000.00		\$25,000.00

CORE Incentive Grant Program

CORE Project	Applicant	Street Address	Project Type	RZA	Hearing	Commission Approval	Total Project Cost	Approved Grant Amount	Completion Date	Sidewalk Subsurface Infill	Technical Assistant Bank	Facade & Signage Incentive	Housing Incentive	Payments To Date
27-09	Gosset Enterprises/Taco John's	320 South 3rd Street	Signage	02/11/09		03/24/09	\$8,840.00	\$3,000.00	08/20/09			\$3,000.00		\$3,000.00
28-09	Rolf Eggers	214 & 216 East Main Avenue	Facade	02/11/09		03/24/09	\$7,150.00	\$3,575.00	06/16/09			\$3,575.00		\$3,575.00
29-09	ADLOC Inc./Warren's Locks & Keys	214 East Main Avenue	Signage	02/11/08		03/24/09	\$1,215.00	\$607.50	05/04/09			\$592.50		\$592.50
30-09	A&B Pizza South	311 South 7th Street	Technical Assistance	4/8/2009		4/28/2009	WITHDRAWN	\$1,575.00	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN
31-09	Broadway Floral of Hearts	411 East Broadway Avenue	Signage	5/13/2009		5/26/2009	\$4,845.49	\$2,422.95	07/09/09			\$2,422.95		\$2,422.95
32-09	Magi-Touch Carpet & Furniture, Inc.	800 East Sweet Avenue	Facade	5/13/2009		5/26/2009	\$347,150.00	\$25,000.00	07/20/11		\$1,575.00			\$26,575.00
33-09	DoCo Group	114 North 3rd Street	Technical Assistance	7/8/2009		WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN
34-09	Starion Financial	333 North 4th Street	Signage	10/14/2009		10/27/2009	\$10,860.00	\$3,000.00	12/28/09			\$3,000.00		\$3,000.00
35-09	SRSSM Partnership	122 East Broadway	Facade	11/12/2009		11/24/2009	\$72,238.00	\$20,000.00	07/13/10			\$20,000.00		\$20,000.00
36-09	SRSSM Partnership	122 East Broadway	Signage	11/12/2009		11/24/2009	\$6,537.00	\$3,000.00	07/13/10			\$3,000.00		\$3,000.00
37-10	J & J Property Management	115 North 4th Street	Technical Assistance	1/13/2010		1/26/2010	\$1,715.00	\$1,575.00	07/01/10		\$1,286.25			\$1,286.25
38-10	Hedahl's Inc.	100 East Broadway Avenue	Signage	1/13/2010		1/26/2010	\$4,607.50	\$3,675.00	07/01/10		\$3,455.25			\$3,455.25
39-13	Redland, LLC	123 North 4th Street	Subsurface Infill	12/18/2012		1/8/2013	\$196,262.00	\$196,262.00	09/30/13	\$203,232.25				\$203,232.25
40-13	Woodmansee's Inc.	114 North 4th Street	Signage	12/18/2012		1/8/2013	\$6,150.00	\$3,000.00	04/01/11			\$3,000.00		\$3,000.00
41-13	Blink Eyewear	234 West Broadway Avenue	Facade	1/15/2013		1/22/2013	\$18,712.01	\$9,356.00	05/02/13			\$8,625.00		\$8,625.00
42-13	Blink Eyewear	234 West Broadway Avenue	Signage	1/15/2013		1/22/2013	\$6,000.00	\$3,000.00	05/02/13			\$3,000.00		\$3,000.00
43-13	ELAD, LLC	119 North 4th Street	Technical Assistance	1/19/2013		02/26/13	\$3,300.00	\$2,475.00	07/26/13		\$2,475.00			\$2,475.00
44-13	Laughing Sun Brewery	107 North 5th Street	Signage	02/19/13		02/26/13	\$6,600.00	\$3,000.00	04/26/13			\$3,000.00		\$3,000.00
45-13	NodMor, LLC	317/319 South Mandan Street	Technical Assistance	3/19/2013		03/26/13		\$8,250.00						
46-13	One Source Lighting, LLC	122 North Mandan Street	Technical Assistance	4/17/2023		04/23/13	\$1,900.00	\$2,475.00	12/10/13		\$1,475.00			\$1,475.00
47-13	Kadlec Enterprises, LLC	307 North 3rd Street	Technical Assistance	8/20/2013		8/27/2013	\$7,611.25	\$2,475.00	9/4/2013		\$2,475.00			\$2,475.00
48-13	InVision Properties, LLP	815 East Main Avenue	Facade	11/19/2013		11/26/2013	\$123,721.35	\$25,000.00	9/1/2013			\$25,000.00		\$25,000.00
			Signage				\$10,459.82	\$3,000.00	9/1/2013			\$3,000.00		\$3,000.00
49-14	Pressdough of Bismarck, LLC	304 East Front Avenue	Technical Assistance	1/22/2014		1/28/2014	\$4,200.00	\$2,475.00	03/06/2014		\$2,475.00			\$2,475.00
50-14	Laughing Sun Brewing Company, LLC	122 North Mandan Street	Technical Assistance	4/15/2014		4/22/2014	\$9,300.00	\$2,475.00	10/23/2014		\$2,475.00			\$2,475.00
51-14	Electronic Building Company	212 West Main Avenue	Technical Assistance	4/15/2014		4/22/2014	\$6,270.00	\$5,775.00			\$4,702.50			\$4,702.50
52-14	Pressdough of Bismarck, LLC	304 East Front Avenue	Facade	7/15/2014		8/12/2014	\$55,934.85	\$60,000.00	12/16/2014			\$27,967.42		\$27,967.42
53-14	114 on 3rd, LLC	114 North 3rd Street	Technical Assistance	8/21/2014		8/28/2014	\$9,300.00	\$2,475.00	WITHDRAWN		WITHDRAWN			WITHDRAWN

CORE Incentive Grant Program

CORE Project	Applicant	Street Address	Project Type	RZA	Hearing	Commission Approval	Total Project Cost	Approved Grant Amount	Completion Date	Sidewalk Subsurface Infill	Technical Assistant Bank	Facade & Signage Incentive	Housing Incentive	Total Payments To Date
54-14	Jim Barnhardt	223 East Main Avenue	Technical Assistance	8/19/2014	8/26/2014	11/25/2014	\$6,270.00	\$5,775.00	WITHDRAWN		WITHDRAWN			WITHDRAWN
55-14	Jim Barnhardt	223 East Main Avenue	Facade	11/18/2014	11/25/2014	3/24/2015	\$17,037.24	\$2,475.00	4/25/2014		\$2,475.00			\$2,475.00
56-15	Electronic Building Company	212 West Main Avenue	Facade	3/17/2015	3/24/2015	3/24/2015		\$5,775.00			\$5,775.00			\$5,775.00
57-15	NodMor, LLC	120 North 4th Street	Technical Assistance	3/17/2015	3/24/2015	3/24/2015		\$80,000.00						
58-15	Property 303, LLC	303 North 4th Street	Technical Assistance	4/30/2015	5/15/2015	5/15/2015		\$2,475.00						
59-15	Fell Orthodontics	416 North 6th Street	Technical Assistance	5/19/2015	5/26/2015	5/26/2015		\$2,475.00						
60-15	Kadlec Enterprises, LLC	309 North 3rd Street	Technical Assistance	7/1/2015	7/8/2015	7/8/2015		\$5,775.00						
61-15	114 on 3rd, LLC	114 North 3rd Street	Technical Assistance	7/1/2015	7/8/2015	7/8/2015		\$2,475.00						
62-15	Los Lunas Mexican Restaurant	109 North Mandan Street	Facade	12/15/2015	N/A	N/A		\$5,775.00	12/15/2015			DENIED		DENIED
63-15	Triple J Properties, LLC	710 East Bowen Avenue	Technical Assistance	1/19/2016										
64-16	Vold Tire Company, LLC	214/216 East Main Avenue	Technical Assistance	1/19/2016										
	Totals						\$1,433,287.00	\$723,974.87		\$206,032.25	\$41,246.00	\$241,144.60	\$29,528.34	\$542,951.19